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Tender

## Headquarters Dog Section Refurbishment 2025

The Police, Fire and Crime Commissioner for Cumbria

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-017132

Procurement identifier (OCID): ocds-h6vhtk-0507de ([view related notices](#))

Published 25 April 2025, 4:35pm

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### Scope

### Description

4.1 Cumbria Constabulary require a refurbishment scheme to upgrade their existing dog kennels and attached buildings at their Carleton Hall, Penrith, Headquarters site. The current unit was constructed circa 1960 and comprises office accommodation, storage rooms, kitchen, welfare and 15 no. dog kennels. There is a generous grassed area externally which is used to exercise the dogs. Within the exercise area is a timber, freestanding kennel on a concrete slab. The site is enclosed by a chain-link fence. Construction is typical of that era with concrete block external walls, suspended ceilings, solid internal walls and a concrete floor slab. The kennels have a profiled sheet roof covering believed to be asbestos with the office accommodation having a bitumen felt flat roof. Windows are timber framed. A condition survey has revealed extensive defects and issues with the building fabric. The current condition of the kennels has also raised concerns around dog welfare due to their dilapidated condition. Due to the above, an urgent refurbishment project is required to bring the kennels up to the welfare standards. A light touch refurbishment scheme to the offices will be included, but the works will predominately be around the construction of the new kennels. There is known Asbestos Containing Material within the building. An R&D survey has been carried out which is included for your reference. The Asbestos Management survey is also included. Any

asbestos removal should be included as part of the works.

Demolition of the existing 15 kennels to allow for the construction of 13 new kennels. The footprint of the building cannot be increased; therefore, the total number of kennels is to be reduced to increase the size of 5 kennels to accommodate the large breed dogs. A detached, double quarantine kennel is to be constructed to replace the freestanding timber kennel which currently sits on the concrete slab. Some remedial works may be required to the concrete slab. The kennels will be a basic construction comprising concrete block with composite, insulated roof panels. An internal hatch will separate the run from the sleeping area which can be closed off using a mechanical pulley operated both internally and externally. A new dog wash is to be constructed with access gained from a new corridor and door opening within the attached building. An ecology survey has identified roosting bats to the flat roof of the main building. Therefore, the flat roof is to receive ad-hoc bitumen repairs.

### **Total value (estimated)**

- £200,000 excluding VAT
- £200,000 including VAT

Below the relevant threshold

### **Contract dates (estimated)**

- 23 June 2025 to 23 December 2025
- 6 months, 1 day

### **Main procurement category**

Works

### **CPV classifications**

- 45210000 - Building construction work

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## **Submission**

### **Enquiry deadline**

9 May 2025, 12:00pm

### **Tender submission deadline**

30 May 2025, 12:00pm

### **Submission address and any special instructions**

<https://sell2.in-tend.co.uk/uk/>

### **Tenders may be submitted electronically**

Yes

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## **Award criteria**

Award Criteria has been designed to balance quality and cost by way of a quality: price split of 40:60.

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## Procedure

### Procedure type

Below threshold - open competition

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## Documents

### Associated tender documents

<https://sell2.in-tend.co.uk/uk/>

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## Contracting authority

### The Police, Fire and Crime Commissioner for Cumbria

- Public Procurement Organisation Number: PTMH-2336-JBZN

Police Headquarters, Carleton Hall,

Penrith

CA10 2AU

United Kingdom

Email: [CommercialDept@cumbria.police.uk](mailto:CommercialDept@cumbria.police.uk)

Region: UKD12 - East Cumbria

Organisation type: Public authority - sub-central government